



The Warehouse, 4 Plumptre Street  
£1,200 pcm





## The Warehouse, Nottingham

### Stylish City Centre Duplex with Terrace & Parking – Lace Market Location

Comfort Estates are thrilled to present this stunning two-bedroom duplex apartment, perfectly positioned in the heart of Nottingham's historic Lace Market. Fully furnished and thoughtfully designed, this unique city-centre home offers the perfect blend of modern living and period charm.

Step inside and enjoy:

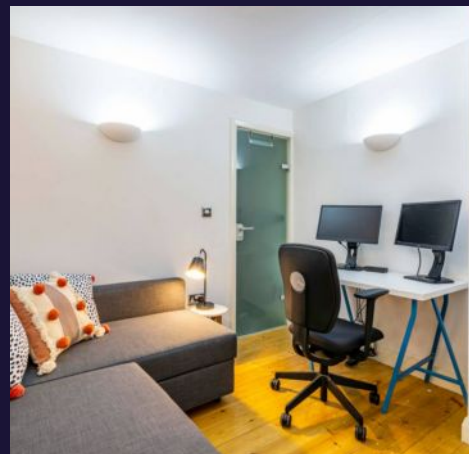
- A spacious open-plan living and kitchen area –ideal for relaxing or entertaining
- Two versatile bedrooms: a generous main bedroom and a second room set up as a home office or guest space
- A private terrace, perfect for morning coffee or unwinding after a busy day
- Secure allocated parking space
- Excellent transport links and all city centre amenities just a short stroll away

This beautifully presented property is located just far enough from the main streets to offer peace and privacy, while still being steps from Nottingham's best restaurants, shops, and cultural landmarks.

Available to rent from the 7th September 2025.

Please note, the cabinet that is photographed in the living room will not be included within the rental of the property.

**Experience city living at its finest—contact Comfort Estates today to arrange your viewing!**







## The Warehouse, Nottingham

| Two Bedrooms | Private Terrace | Furnished Apartment | City Centre Location | Integrated White Goods | Double Bedroom | Home Office | Available 7th September 2025 | Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- French Doors With Balcony Access
- Modern Throughout
- Large Windows and Natural Light
- Built-in Bedroom Storage
- Home Office Setup
- Spacious Double Bedroom
- Furnished Apartment
- Available 7th September 2025
- Allocated Parking





You can include any text here. The text can be modified upon generating your brochure.







### **Open Plan Living Space**

15' 7" x 13' 6" (4.75m x 4.12m)

A spacious open plan living space with beautiful original features, including exposed brick walls and sash windows. The space is neutrally decorated with light carpets, uplighters and an exposed mezzanine wood ceiling. It comes fully furnished. French doors lead out on to the terrace with space for a table and chairs – the perfect spot for relaxing, set back from the hustle and bustle of the city.

### **Kitchen**

11' 3" x 7' 1" (3.43m x 2.17m)

The kitchen comes fully fitted with a range of wood effect units and flooring. The property is fully furnished and includes an electric oven, induction hob and extractor, integrated fridge/freezer, slimline dishwasher and washing machine.

### **Bedroom 1**

13' 6" x 14' 11" (4.12m x 4.55m)

The property benefits from having two spacious double rooms. The first bedroom is decorated with exposed wooden flooring, light walls and exposed brickwork to the front. There is a Double metal bed frame with mattress, electric heater, large built in wardrobe with a sliding door and inside lighting. A beautiful wooden chest of drawers and side table can also be found in the room. The Jack and Jill bathroom attaches the two bedrooms.

### **Bedroom 2**

The second bedroom is decorated with exposed wooden flooring, neutral colours on the walls, wall mounted lights and electric heater. A modern double, corner, sofa bed with a white desk and office chair can also be found in the room.





### **Wc**

The WC is located in the hallway - it includes ceramic tile effect laminate flooring and painted white walls, wall hung wash hand basin, low flush WC and heated towel rail.

### **Hallway**

5' 2" x 5' 10" (1.58m x 1.77m)

Entrance into the hallway that allows plenty of storage for shoes and coats, with downstairs WC.

### **Bathroom**

8' 8" x 5' 3" (2.65m x 1.60m)

In the bathroom you will find a shower over the bath, wall hung wash hand basin, lighted mirror, low flush WC and electric towel rail. It is decorated with exposed brick, ceramic tile effect laminate flooring and white wall tiles.

### **The Warehouse**

The Lace Market is one of the most important historic areas of Nottingham. Once the home of Nottingham's world-renowned lace industry, you will now find the picturesque streets full of upmarket bars and restaurants, vintage boutiques and creative businesses. Beautiful architecture abounds in the form of grand red brick warehouses and ex lace factories. The Apartment is located in one such historic warehouse and benefits from many original and unique features such as beautiful exposed bricks and Georgian windows.

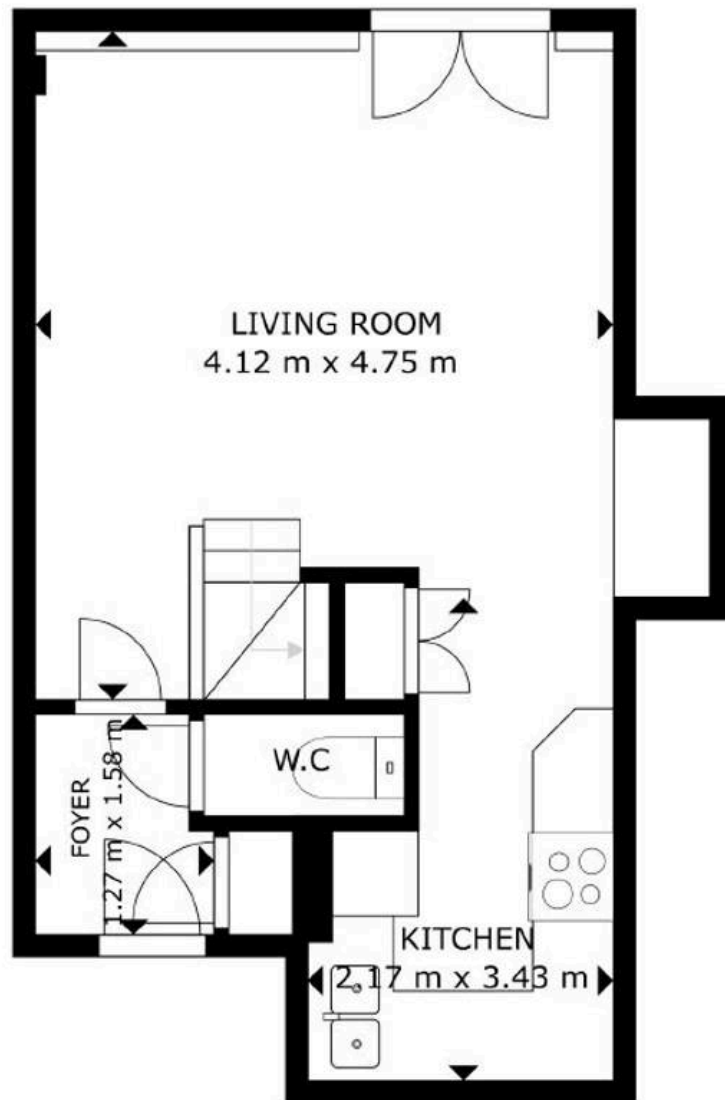




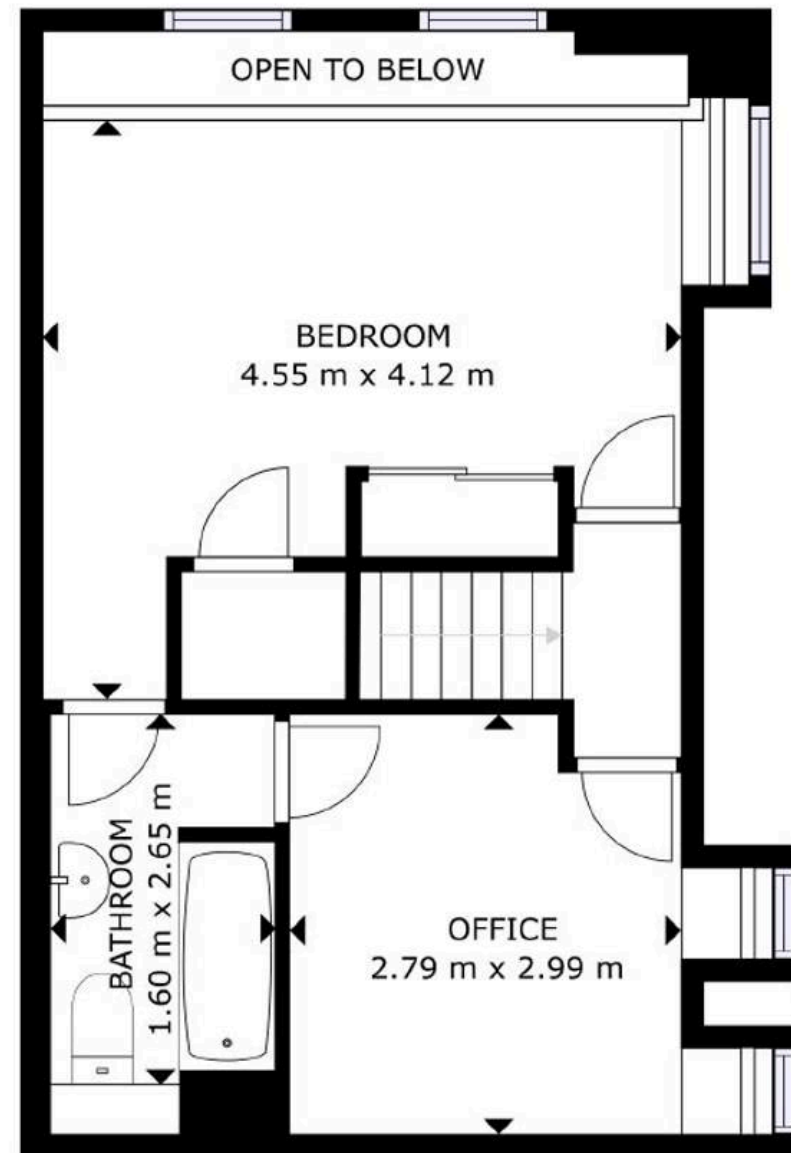








GROUND FLOOR



SECOND FLOOR





## Comfort Estates

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